



## Awbrey Glen

### Top Ten CC&R Violations

- 1) Any and/or all changes affecting the exterior of your home **MUST** be preapproved by the ARC committee. This includes painting, even if it is the same color, and changing landscaping to include adding a tree, or removal of a mature tree.
- 2) Satellite dishes, vents, utility boxes, etc. must all be painted to match the exterior color of your house, or the color of your roof. They need to blend.
- 3) Garbage/Recycle Bins must be put out of sight by the end of the service pick-up day.
- 4) Hot tubs and air conditioners must be screened from the view of neighbors, roadways, and/or golf course.
- 5) Recreational vehicle parking must have prior permission from the Management Company. They must be parked on the home site, not on the roadway, and parking is limited to 48hrs.
- 6) No overnight parking on the street for any vehicles. Repeat violators can and/or will be towed at the owners expense.
- 7) Landscape/Improvements – Home sites are to be kept in a manner that is clean, orderly, and fire free.
- 8) No signage is allowed, unless otherwise approved by the management company.
- 9) For Sale Signs must be posted on only 1 post, and must be green and white in color.
- 10) All dogs are to be under control at all times. It is the owner's responsibility to clean up after their dogs.

If you have questions about these CC&Rs, please feel free to call the management company, HOA Management, at 541-323-3033.



## Awbrey Glen

**Homeowners Association Inc.**  
335 NE Lafayette  
Bend, OR 97701

August 29, 2014

### **Awbrey Glen Homeowners FireWise Committee Charter**

The purpose of the Awbrey Glen HOA Board of Directors FireWise Committee is as follows.

1. To reduce the threat of wildfire ignition and the spread of any wildfire within the Awbrey Glen community through a continuous pre-fire mitigation program. This goal is supported annually with our communities Spring and Fall street-side pick-up program of pine needles, leaves and other inflammable vegetation from all homes and vacant lots. This very successful program is funded by the Awbrey Glen HOA.
2. To continue encouraging all Awbrey Glen HOA property owners to remain active in our communities wildfire prevention program. This is accomplished by: (a) annual FireWise training for members of the FW Committee, (b) lot by lot assessments of all Awbrey Glen lots by FW-trained committee members, and (c) giving feedback to property owners concerning possible fire danger on their property.
3. To assist firefighters safety and suppression efforts by following FireWise principles before any fire begins, in the community. This is done by: (a) providing articles in the AG Glimpse newsletter, and of course timely FireWise updates on the Awbrey Glen HOA website. And also posting FireWise notices in our community's mail stations, and providing contact information for certified contractors who are skilled in fire fuel reduction work. (b) Submitting an annual renewal report to FireWise Communities/USA that documents continuing compliance with the program.

**\*Important Notes:** The AG FireWise Committee is ONLY responsible for homes and vacant lots, within the Awbrey Glen HOA properties. All of the Awbrey Glen Golf Club property, including their out-of-bounds easement areas which often overlap with private properties, are totally the responsibility of the Golf Club. Awbrey Glen HOA Landscape Coordinator has responsibility for the HOAs common areas.

Respectfully Submitted: FireWise Committee and Awbrey Glen HOA Board of Directors

Date: 15 SEPT 2014

### **AWBREY GLEN 2014 FIRE WISE PROPERTY ASSESSMENT**

Hello Awbrey Glen Homeowner,

Our Fire Wise team has identified a possible fire hazard on your property.

- Excessive pine needles on roof and/or gutters
- Flammable grass/brush under low hanging branches
- Address monument obscured (needs to be visible from both right & left)
- Tree branches touching home or roof
- Other

If you have any questions or would like a personal fire assessment of your property, please contact:

- Paul MacMillan - [pmac3485@bendbroadband.com](mailto:pmac3485@bendbroadband.com), FireWise Committee Chair
- Brown Thompson - [bt3kthompson@bendbroadband.com](mailto:bt3kthompson@bendbroadband.com), HOA Board Member
- HOA Management - 541/323-3033 or [mgm@thoa-bend.com](mailto:mgm@thoa-bend.com)

**Brown and Kay Thompson**

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**From:** "Kristal" <kristal@hoa-bend.com>  
**To:** "Kristal" <kristal@hoa-bend.com>  
**Sent:** Friday, September 20, 2013 4:22 PM  
**Subject:** Awbrey Glen Fall Clean-up Notice



Awbrey Glen

## AWBREY GLEN 2013 FALL CLEAN-UP

Hello Awbrey Glen Homeowners,

Awbrey Glen Fall Road Side Yard Debris Pick-Up Program will be held from **Monday, October 28<sup>th</sup> through Friday, November 8<sup>th</sup>**.

Please note that we **cannot accept Sod, Dirt, Construction Debris, Grass Clippings, Household Trash, or Animal Waste.** Acceptable materials are brush clippings, small tree limbs, and pine needles. All loose materials must be in bags, **NO EXCEPTIONS.** For this Fall Clean-Up, **we do plan to have a chipper** come through for any larger limbs on the last day. Pick-up will commence on Monday morning, October 28<sup>th</sup> and the final pick-up of bags will be on Friday midafternoon, November 8<sup>th</sup>.

**\*\*ALL BAGS MUST BE OUT ON THE STREET BY THURSDAY EVENING, NOVEMBER 7<sup>TH</sup> TO ENSURE THEY WILL BE PICKED UP ON FRIDAY'S FINAL PICK-UP, NOVEMBER 8<sup>TH</sup>.**

All homeowners may begin piling bagged material on the side of their homes at this time and on the road side **NO EARLIER** than Monday, October 21<sup>st</sup>.

If you have any questions or concerns, please feel free to contact your Fire Wise Committee or HOA Management. Thank you in advance for your participation in this program and in helping to keep Awbrey Glen a fire-free community.

Thanks,

Paul MacMillan – [pmac3485@bendbroadband.com](mailto:pmac3485@bendbroadband.com) – FWC Committee Chair  
Brown Thompson – [bt3kthompson@bendbroadband.com](mailto:bt3kthompson@bendbroadband.com) – FWC Representative for the AGHOA Board Member  
HOA Management - 541-323-3033 – [mgmt@hoa-bend.com](mailto:mgmt@hoa-bend.com)



9/20/2013



August 22, 2013

Dear property owner;

The Awbrey Glen Fire Wise teams have completed street-side assessments of all the properties in the Glen. Your property was evaluated as being potentially dangerous if there were a fire in the neighborhood or in case of a wildfire blowing hot embers into the Glen. The Fire Wise committee members are concerned about the potential for fire on your property and how that might affect you, your neighbors and the whole Awbrey Glen community.

Specifically, the items that need to be addressed are:

- 1.
- 2.
- 3.

(Etc., as needed.)

This letter is intended to give you adequate time to address these items before the annual fall drive-by yard-waste pickup at the end of October.

For information on fire prevention, go to the Awbrey Glen website (<http://awbreyglenhoa.org/firewise.html>) and read the page on "Simple Fire Prevention Measures" (PDF).

If you would like to have a "walk-around" assessment of your property, please contact Paul at [pmac3485@bendbroadband.com](mailto:pmac3485@bendbroadband.com).

Thank you for your cooperation.

The Awbrey Glen Fire Wise Committee  
The Board of Directors  
Awbrey Glen Homeowners Association

## **Just the HOA facts**

In 2012 the Awbrey Glen HOA removed 1,020 cubic yards of combustible material from the community, at a cost of \$8,360.70.

The HOA road side pick-up program picked up approximately 6,710 large trash bags from the 378 residential lots.

## Brown and Kay Thompson

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**From:** terrie <terrie@hoa-bend.com>  
**Sent:** Thursday, June 12, 2014 10:55 AM  
**To:** Brown Thompson (bt3kthompson@bendbroadband.com)  
**Subject:** Awbrey Glen Firewise Inspection



June 12, 2014

Awbrey Glen Homeowners,

It is time for the Annual Firewise Committee inspection of all properties in Awbrey Glen HOA.

This year the Committee will be closely evaluating each property. Using the provision in the Awbrey Glen HOA documents the Firewise Committee may be entering upon your lot in order to make a complete inspection. Please know that they will be only looking for potential fire hazards, in an effort to keep Awbrey Glen Fire Free.

If potential fire hazards are found on your lot, you will be notified of the findings from HOA Management.

We appreciate your help and consideration in the very important issue. Awbrey Glen HOA, as always, is very concerned and proactive on the Firewise program.

If you have any questions, please feel free to respond to this email or call HOA Management at 541-323-3033. As each group of the committee will be doing their assigned area at different times, we will be unable to track exactly when your property will be evaluated. We will however, contact you if any concerns are found regarding your property.

Thank you, as always, for your help with this project.

Awbrey Glen Firewise Committee

### **What the Fire Wise teams are assessing.**

- 1) Address marker visible and easy to read.
- 2) 30-ft defensible space around house.
- 3) Tree branches that touch or overhang roof.
- 4) Roof valleys and gutters clear of pine needles.
- 5) Cut dead grasses to < 6-in high.
- 6) Prune juniper and pine limbs up to 6-8 ft.
- 7) Driveway clear of vegetation 14-ft high and 14-ft wide.
- 8) Foundation vents and areas under decks screened to prevent accumulation of fuels.
- 9) Remove shrubs (especially bitterbrush) below trees with lower limbs to reduce ladder fuels.
- 10) Keep firewood at least 20-ft from house during fire season.

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Firewood (also see Fireplaces and Tarps)

Residences in the Awbrey Glen Homesite phases are permitted to use wood-burning stoves, fireplaces or pellet stoves. However, firewood must be screened from the view of the golf course, roadways and other homesites by the use of service yards attached to the home or in garages. In most instances, the addition of gates will be required to screen firewood adequately. The storage area shall be high enough (not more than 4-feet) and large enough to accommodate the wood.

Flagpoles

Flagpoles installed. designed

before they may be installed. Flag poles shall be screened from neighbors.



Garages

All garages being attached to the home. Garage doors require at least one screen. Attached garages are:

Garages shall not give the appearance of clutter. Large garages are permitted. Larger garages with more than 2 bays, at least one bay, shall have additional limitations on design.

- a. Chambray
- b. Pine Creek
- c. There shall be a minimum of 3 feet between the top of the garage door and the roof.

Attached garage bays shall not be attached to the main house. Attached garage bays. When attached to the main house, they must be offset at least 3 feet from the main house.

- c. Awbrey Glen homesites without attached garage bays will be reviewed on an individual basis and requires specific ARC written approval.

Attached garage bays with more than 2 bays and requires specific ARC written approval.

Owners or their agents are strongly encouraged to minimize the massing and visual impact of the garage. The space between the top of the garage door(s) and the roof shall be kept to a minimum. Leaving garage doors open or partially open for extended periods of time is not permitted. (See Buildable Area & Exterior Design Treatment).

Garage Sales

May be held once every six months with prior approval of the Management Company. Signs announcing the sale can only go up the day of the sale and must be taken down immediately after the sale.

Garbage and Trash Removal

Owners are responsible for their own garbage and trash removal during and after construction. Construction sites must be kept clean from trash and construction debris at all times. Construction sites that are not kept clean (at least weekly removal or trash and construction debris) may be subject to ARC action (i.e. having the trash and construction debris picked up and disposed of). The cost of the removal and disposal of the trash and construction may be deducted from the ARC deposit.

Trash cans and recycle bins, which are taken to the street on pick-up day, must be returned to their screened areas or the garage the same day. Trash cans and recycle bins must be stored in an area that is not visible from the street or adjoining homesites. (See Service Yards).

Burning or dumping of garbage, landscape debris or trash anywhere in Awbrey Glen is prohibited.

Solar Heating System

Any solar heating system must be reviewed on an individual basis, and requires the approval of the ARC (See Skylights and Solar Devices).

Staging Area

Each construction approval submittal must designate at least one staging area for a homesite, subject to approval by the ARC. Each staging and construction area must be kept clear of trash and debris.

Tarps, BBQ Covers and Other Weather Protective Materials

The use of tarps is generally discouraged. However, when tarps are used for covering firewood or other usage and are visible from roadways, golf course and other homesites, they must be brown in color. Tarps must be removed after 30 days. Green or blue tarps are prohibited.

BBQ Covers should be of a dark neutral earth tone (Black or brown).

Tree Removal and Trimming

The removal of any tree larger than 6 inches in diameter (19 inches in circumference) measured 6 feet from the ground without the written approval of the ARC is prohibited. Trees less than 6 inches may be removed in accordance with fire safety guidelines. Any tree may be trimmed up 6 feet from ground level for fire safety. Any dead limbs above this height may be removed.

Unauthorized tree removal during construction will result in immediate forfeiture of the deposit and suspension of all construction activity on the property until a remediation plan and new deposit are received and approved by the ARC.

Tree topping is prohibited in Awbrey Glen. If an owner or their agent(s) ignores this prohibition, the owner will be required to completely remove and replace the topped tree with a tree or trees (with the size(s) and species as required by the ARC) at the owner's expense.

Pruning of trees is authorized. If you have questions about pruning contact the Management Company (See page1).

Utilities

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- a. The owner who perceives his view is compromised (owner "A") should approach the vegetation's owner (owner "B") directly with the request to trim or remove the offending vegetation at his (owner "A"s expense).

## FIRE CONTROL

General precautions shall be taken against potential fire danger as enforced by the City of Bend Fire Prevention Officer. Specific rules of the Uniform Fire Code (Article 11) and rules for outdoor burning are available for review at the City of Bend Fire Department. Article 11 includes information regarding open burning, combustible and flammable materials, fire reporting, false alarms and use of equipment, appliances and devices.

Homeowners should consider precautions such as the following in the development of landscaping plans:

- a. New plantings of evergreen trees in the Interior Zone should be placed to avoid collections of needles on roofs.
- b. Grasses or succulent ground covers surrounding structures can provide some protection from the advancement of ground fires.
- c. Irrigation systems ringing the building site can assist in diverting an oncoming fire and protecting the encircled structure.
- d. Non-combustible roof materials may help prevent or limit fire damage.
- e. Roof sprinklers can protect combustible roofs from burning due to airborne material traveling from off-site sources.
- f. A combination of hose bibs/stand pipes and easily accessible lengths of hose which allow access to all sides of the exterior of the home and other on-site structures can be of great value in dealing with a threatening fire.
- g. Spring maintenance should include removal of all homesite accumulations of pine needles, leaves and other dead plant materials that could serve as fuel for fire. Dead branches within living trees and shrubs should be removed, particularly within 5 feet of the ground. Burning is not permitted at Awbrey Glen, all material must be removed from the site.
- h. Thinning of some thick stands of pine trees may be appropriate under certain conditions (stand is directly adjacent to residence, trees are unhealthy, etc.). Approval for such thinning must be received from the Architectural Review Committee.
- i. All weeds on the homesite should be controlled early in the spring to prevent the potential of fires during the dry summer season.

## LANDSCAPE MISCELLANEOUS

### Fertilizers

Consulting an expert is encouraged. Careful installations. Nitrogen need to be replenished. Sulfur and sulfur are used as additives to be effective. Care may occur.



Recommend specific additives for all landscape plants. Careful installations. Nitrogen need to be replenished. Sulfur and sulfur are used as additives to be effective. Care may occur.

### Pests

Consulting an expert is encouraged. Careful installations. Nitrogen need to be replenished. Sulfur and sulfur are used as additives to be effective. Care may occur.

Recommend specific additives for all landscape plants. Careful installations. Nitrogen need to be replenished. Sulfur and sulfur are used as additives to be effective. Care may occur.

ARTICLE 6

RESTRICTIONS ON USE OF LIVING UNITS

6.1 Occupancy. No Owner shall occupy, use, or permit his Lot or Living Unit, or any part thereof, to be used for any purpose other than a private residence for the Owner, his family or his guests, including home occupations as defined in applicable land use ordinances, except that each Owner shall be permitted to rent the Unit for periods of no shorter duration than 30 days when he is not in occupancy. Nothing in this section shall be deemed to prohibit (a) activities relating to the sale of Living Units, or (b) the right of Declarant or any contractor or homebuilder to construct Living Units on any Lot, to store construction materials and equipment on Lots in the normal course of construction. Declarant may use any Living Unit as a sales office or model.

6.2 Maintenance. Each Lot shall be maintained in a clean and attractive condition, in good repair, and in such a fashion as not to create a fire hazard. All garbage, trash, cuttings, refuse, garbage, and refuse containers, clothes drying apparatus, and other service facilities located on each Lot shall be screened from view in a manner approved by Declarant. No Owner shall take any action which will unduly increase the Association's expense of exterior maintenance.

6.3 Signage. No signs shall be placed on a Lot except as approved by the Architectural Review Committee. or constructed in or removed  
: Architectural Review

6.4 Commercial Activity. No commercial activity shall be carried on, nor shall anything be done, which constitutes a nuisance or annoyance to the other Owners. commercial activity shall be  
nuisance or nuisance to the

6.5 Signage. No signs shall be placed on a Lot except as approved as to appearance and location by the Architectural Review Committee. Lot except signs which are  
l in this paragraph shall not  
t of one or more signs  
del home.

6.6 Antennas. No exterior antennas, or other devices, shall be placed upon any Lot except as approved by Declarant. ver, transmission dishes,  
be placed upon any Lot

6.7 Outbuildings. No house trailer, mobile home, manufactured home, or similar outbuilding or structure, whether permanent or temporary, shall be erected or placed on any Lot. nstruction activities within  
site, tent, shack, barn, or other

6.8 View. The height of vegetation and trees on a Lot shall not materially restrict the view of other Owners. The Board of Directors of the Association shall be the sole judge of the suitability of such heights. This section is not to be read as justification to create views not present when the Living Unit was originally purchased.

6.9 Parking. No house trailer, travel trailer, boat trailer, camper, incapacitated motor vehicle, snowmobile, motor home, or off-road vehicle shall be parked or stored on any Lot or Common Area except as provided in the Association's rules and regulations or the architectural guidelines which shall, among other things, permit temporary parking of recreational vehicles and boat trailers in designated areas.

6.10 Domestic Animals. No domestic animals shall be kept or raised on any Lot or within or in any Living Unit except for household pets which may be kept and raised only in accordance with

## **FINE STRUCTURE FOR AWBREY GLEN HOMEOWNERS' ASSOCIATION**

Based on paragraph 11.7 of the Awbrey Glen CC&R's, the Awbrey Glen HOA Board of Directors has established the following schedule of fines applicable to violations of the CC&R's and Rules & Design Guidelines.

In every case in which there is a potential fine, the homeowner shall be provided notice of the proposed fine and an opportunity to correct the violation except for the two items listed under Article 6, Sections 6.4. Notice of the decision of the Board will be provided in writing to the homeowner. Any fines levied against a homeowner will be payable within ten days after receipt of written notice of the imposition of the fine. If fines are not paid, a late fee will be assessed at an annual rate equal to the prime rate on a monthly basis. If fines and late fees are not paid within one year, a lien will be placed on the homeowners' property and the homeowner will pay all costs associated with the filing of the lien. All fines received by the Board will be deposited in the Homeowners Associations' operating account.

### **Fine Structure**

#### **Article 6, Section 6.1, Occupancy, including rentals and other non-conforming uses**

Any violation of Article 6, Section 6.1 of the Awbrey Glen CC&R's will result in a fine not more than \$200 per day from the date the penalty is imposed until the date that a rental contract for greater than 30 days is entered into or until the renter vacates the premises, whichever is earlier.

#### **Article 6, Sections 6.2 and 6.3, Home site and improvements shall be maintained**

Violations of Article 6, Sections 6.2 and/or 6.3 of the Awbrey Glen CC&R's will result in a fine of up to \$100. The failure to bring the home site into compliance with Article 6, Sections 6.2 and/or 6.3 within 30 days after the original fine is levied will result in an additional fine of up to \$500. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Sections 6.2 and/or 6.3.

#### **Article 6, Section 6.4, Construction and alterations**

Any improvement/alteration, as defined by Article 1, Sec 1.10 of the Awbrey Glen CC&R's that is not specifically approved in advance as provided for in the CC&R's and/or Rules and Design Guidelines will result in a fine not to exceed \$500 without notice. Failure to heed a Stop Work Order issued by the Architectural Review Committee will result in a fine of \$500 without notice. If the improvement/alteration is deemed to be out of conformance with Article 1, Sec 1.10 of the Awbrey Glen CC&R's an additional fine in the amount equal to the estimated cost of remedying the non-conforming improvement will be levied. The fine for a non-conforming improvement/alteration will compound quarterly until the improvement/alteration is remedied.

#### **Article 6, Section 6.5, Offensive or commercial activity**

Any violation of Article 6, Section 6.5 of the Awbrey Glen CC&R's will result in a fine of not more than \$1,000. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.5.

#### **Article 6, Section 6.6, Non conforming signs**

Any violation of Article 6, Section 6.6 of the Awbrey Glen CC&R's will result in a fine of not more than \$100. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.6.

#### **Article 6, Section 6.7, Exterior lighting or noisemaking device**

Any violation of Article 6, Section 6.7 of the Awbrey Glen CC&R's will result in a fine of not more than \$100. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.7.

**Article 6, Section 6.8, Antennas and satellite dishes**

Any violation of Article 6, Section 6.8 of the Awbrey Glen CC&R's will result in a fine of not more than \$100. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.8.

**Article 6, Section 6.9, Number of homeowners**

Violations of Article 6, Section 6.9 of the Awbrey Glen CC&R's will result in a fine of not more than \$100. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.9.

**Article 6, Section 6.10, Structures, tents, mobile homes, outbuildings**

Violations of Article 6, Section 6.10 of the Awbrey Glen CC& R's will result in a fine of not more than \$300. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.10.

**Article 6, Section 6.11, One Single family residence per home site**

Violations of Article 6, Section 6.11 of the Awbrey Glen CC&R's will result in a fine of not more than \$500. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.11.

**Article 6, Section 6.12, Above ground wires or pipes**

Violations of Article 6, Section 6.12 of the Awbrey Glen CC&R's will result in a fine of not more than \$200. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.12.

**Article 6, Section 6.13, Obstructed views by vegetation and trees**

Violations of Article 6, Section 6.13 of the Awbrey Glen CC&R's will result in a fine equal to the reasonable cost of removing or trimming the vegetation or trees after proper notice is provided under Article 6, Section 6.13. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.13.

**Article 6, Section 6.14, Parking including RVs, snowmobiles and trailers**

Violations of Article 6, Sec. 6.14 of the Awbrey Glen CC&R's will result in a fine of up to \$150. The failure of the homeowner to comply with Article 6, Sec. 6.14 within 30 days of the date that the \$150 fine is levied will result in an additional fine of up to \$500. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Sec. 6.14.

**Article 6, Section 6.15, Control of pets**

Any violation of Article 6, Section 6.15 of the Awbrey Glen CC&R's will result in a fine of not more than \$100. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.15.

**Article 6, Section 6.16, Firearms or other weapons**

Any violation of Article 6, Section 6.16 of the Awbrey Glen CC&R's will result in a fine of not more than \$500. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.16.

**Article 6, Section 6.17, Motor vehicles**

Any violation of Article 6, Section 6.17 of the Awbrey Glen CC&R's will result in a fine of \$100. The AGHOA reserves the right to levy additional fines for a continuing violation of Article 6, Section 6.17.

**Miscellaneous Violations**

All other violations of the Awbrey Glen CC&R's, Rules and Guidelines, or Rules and Regulations as adopted by the AGHOA Board will result in a fine of not more than \$300. The AGHOA reserves the right to levy additional fines for continuing violations.

LOT #	ADDRESS	VACANT LOT?	RATING	RECOMMENDATIONS

Assessments conducted by:

Additional Comments: